

MARQUEE RETAIL FOR LEASE

7th & Olive



JOIN NEIGHBORING RETAILERS:

PK Market



NO MAD
LOS ANGELES

drybar®



NORDSTROM
LOCAL



WHOLE
FOODS
MARKET

H&M

CBRE



**The Los Angeles Athletic Club features
marquee retail space at 7th and Olive Streets,
arguably one of Downtown's hottest corners.**

This historic 1912 building has recently undergone a multimillion dollar renovation, and when complete, will feature a brand new storefront on the ground floor to complement the unique beaux-arts style architecture of the building. 7th Street has historically been known as one of Downtown's premier retail streets, and users such as Bottega Louie, Uniqlo, Alamo Drafthouse Cinema, and PK Market are helping usher in the next phase.

Highlights:

- › Prime corner retail space on 7th Street
- › ± 7,470 SF of retail space on the corner of 7th & Olive (divisible), plus an additional ± 4,335 SF space available facing 7th Street
- › New storefront will be installed **(estimated July 2020)**
- › Across from the Nomad Hotel and the upcoming PK Market, and 1 block from Bottega Louie
- › Building built in 1912, and houses an 81-room boutique hotel.

7th Street Elevation



7Th Street Storefront

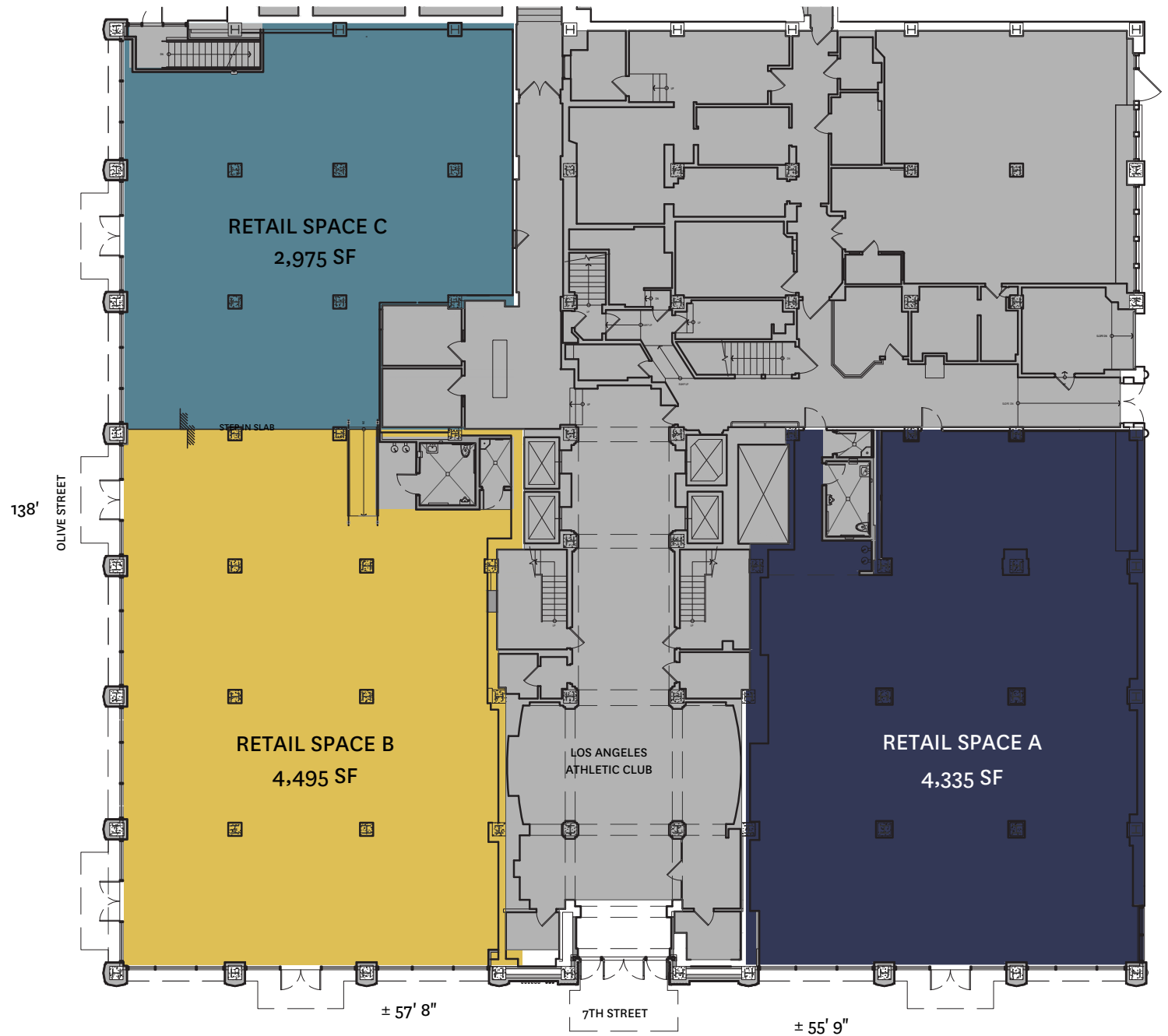


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Olive Street Storefront



Retail Site Plan



Area Retail Amenity Map



Area Development

The Los Angeles Athletic Club is located on arguably one of the hottest corners in Downtown LA, with the chic Nomad Hotel and upscale PK Market grocery store across from the building.

The property is nestled in between the ever-growing South Park neighborhood and the bustling Financial District, and adjacent to the Historic Broadway Theater District. Thousands of new residential units have recently opened in the area, creating the perfect blend of daytime and evening traffic. In recent years, 7th Street has transformed into one of Downtown's hottest corridors, with many new retailers, restaurants, businesses, and hotels opening.



Nearby restaurants and retailers include Joey DTLA, Alamo Drafthouse, PK Market, Bottega Louie, Whole Foods, Uniqlo, Nordstrom Local, Tocaya Organica, and more



On the future DTLA Streetcar route



Walk Score – 99 (Walker's Paradise)



> Nomad Hotel



> PK Market



> UNIQLO



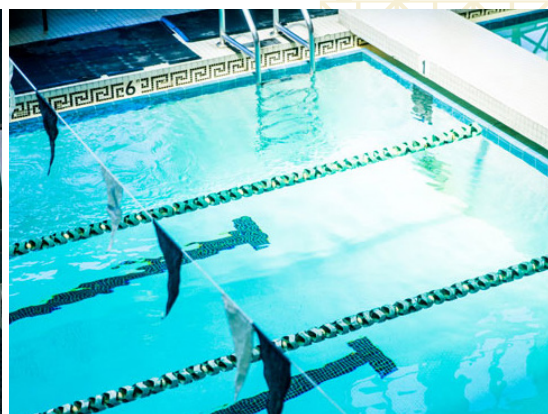
> PK Market

Los Angeles Athletic Club History

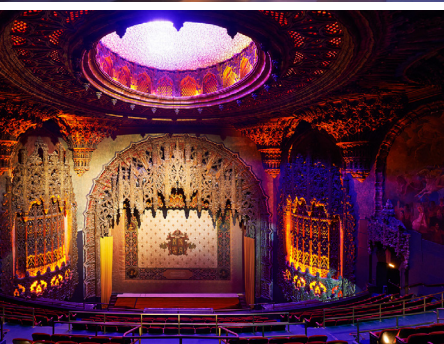
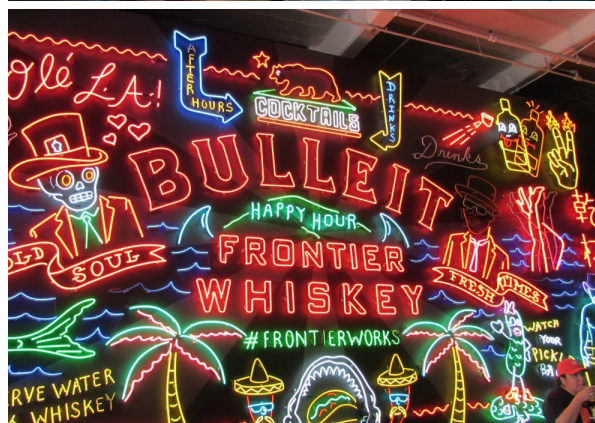


The Los Angeles Athletic Club has been operating out of its building at the corner of 7th and Olive Streets in DTLA since 1912.

Designed by renowned LA architects John Parkinson and George Bergstrom, The Beaux-Arts style structure was the first on the West Coast to have a pool (nicknamed “The Plunge”) above the ground floor. From its outset, the Club was far more than a gym; it was a place where men and women came together to celebrate theatrics, poetry, and the ethos of sound mind in a sound body.



DTLA Visual Overview



Area Demographics



Employees:

Number of employees

± 500,000

Median Income

\$99,600

Median Age-45

69% Female

31% Male

47% Own housing

47% Rent

46% Married or Partnered

73% completed 4 years of college

50% own pets

Activities Attendance

Sporting Events

1.8x/ year

Music, Theater, Dance

2.4x / year

Art Museums, Galleries

2.2x /year

Median Grocery Spend per Week

\$107.00

Per person median spend on lunch in Downtown

\$14.54

Per person median spend of dinner in Downtown

\$31.35

Residents:

Number of residents

± 83,238

Median Income

\$96,600

Median Age – 38

57% Female

43% Male

31% Own housing

68% Rent

32% Married or Partnered

76% completed 4 years of college

43% own pets

Activities Attendance

Sporting Events

2x/ year

Music, Theater, Dance

3x / year

Art Museums, Galleries

2.2x /year

Median Grocery Spend per Week

\$103.00

Per person median spend on lunch in Downtown

\$16.42

Per person median spend of dinner in Downtown

\$30.06



**7th &
Olive**

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